

**TRANSFER
TAX
PAID**

Doc # 2004019222
Book 8089 Page 8308

WARRANTY DEED

32-62-5

We, **RONALD E. ST. AMAND** and **HELEN E. ST. AMAND**, husband and wife and both residents of Winslow, in the County of Kennebec and State of Maine

② grant to **S. BRUCE O'DONNELL**, of Bangor, in the County of Penobscot and the State of Maine, whose mailing address is: 1 Courtland Circle, Bangor, ME 04401

with **WARRANTY COVENANTS**:

A certain lot or parcel of land with the buildings thereon situated in **WATERVILLE**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Unit 5, (known as #223) in the Condominium known as Ridgewood Heights Condominium, situate in the City of Waterville, County of Kennebec and State of Maine, together with the allocated interests appurtenant to each such unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989 and recorded in Kennebec Registry of Deeds Book 3676 Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time. Including all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit;

These premises are subject to:

1. Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company and Kennebec Water District easements, rights and lines.
2. Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the city of Waterville.
3. The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and retail of residential units shall not be deemed commercial use.
4. The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner or Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.
5. Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec Registry of Deeds Book 3676 Page 3 as amended from time to time (the "Declaration", the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without

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limitation the sixty (60') foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

Meaning and intending to convey the same premises described in a deed from FSD Associates, Inc. to Ronald E. St. Amand and Helen E. St. Amand dated March 19, 1991 and recorded March 19, 1991 in Kennebec Registry of Deeds Book 3882 Page 48.

WITNESS our hands and seals this 23RD day of

JUNE, 2004.

Andrew M. Rollins Ronald E. St. Amand
Witness RONALD E. ST. AMAND

Helen E. St. Amand
Witness HELEN E. ST. AMAND

STATE OF MAINE, Kennebec, ss.

June 23, 2004

Then personally appeared the above named **RONALD E. ST. AMAND** and **HELEN E. ST. AMAND** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Andrew M. Rollins

Notary Public (Print Name)

ANDREW M. ROLLINS
Notary Public, Maine
My Commission Expires July 20, 2004

Received Kennebec SS.
06/28/2004 10:30AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS